

**CITY OF ROCKVILLE PLANNING DIVISION
STAFF REPORT**

December 8, 2004

SUBJECT:

Map Amendment Application MAP2004-00090

Applicant: Mayor and Council of Rockville
111 Maryland Avenue
Rockville, MD 20850

Planning Commission Review Date:	December 15, 2004
Mayor and Council Public Hearing:	January 10, 2005

REQUEST:

This application is a Sectional Map Amendment that is intended to rezone and reaffirm zoning on approximately 26 acres of land, more or less, adjacent to the Twinbrook Metro station within the southern part of the City. The map amendment is associated with an annexation petition for the property, which is currently under the jurisdiction of Montgomery County, and will be part of the proposed Twinbrook Commons development.

In addition, a 1.77-acre piece of property within City of Rockville jurisdiction adjacent to the annexation proposal is also a part of this map amendment request. This piece of property, commonly referred to as the Suburban Propane property, is owned by WMATA and will be a part of the proposed Twinbrook Commons project, as well. The Map Amendment will also reaffirm the RPC zoning on the portion of the proposed Twinbrook Commons development along Chapman Avenue that is currently, located within the boundaries of the City of Rockville. The current zoning for this property is currently RPC.

The proposed zoning of all of the property that is the subject of this Map Amendment is RPC, Rockville Pike Commercial, and is consistent with the recommendations in the Citywide Master Plan and the Rockville Pike Corridor Neighborhood Plan.

BACKGROUND:

The Mayor and Council adopted the City Wide Master Plan on November 12, 2002. Within that document, several recommended changes to the Zoning Map were included in order for the Plan's recommendations to be realized. The processing and adoption of a Comprehensive Map Amendment application to change the zones will implement those recommendations.

The 1.77-acre Suburban Propane property that was referenced above was one of the properties associated with the Comprehensive Map Amendment (MAP2004-00090), with a recommended change of zoning to the RPC from I1. The Mayor and Council removed this parcel from the Map Amendment, however, in the absence of an overall development plan for the area.

Since the parcel is now part of a Map Amendment and a Preliminary Plan Development (PDP), it is being proposed for RPC zoning as part of the Sectional Map Amendment and the Annexation.

The 16.95 acre piece that is within Montgomery County jurisdiction is within the City's Urban Growth Boundary, and is recommended for annexation as well as an RPC zoning, by the adopted City's Comprehensive Master Plan.

DISCUSSION:

The west side of the proposed Twinbrook Commons development along Chapman Avenue is currently zoned RPC in its entirety. The Map Amendment as proposed would unify the entire proposed Twinbrook Commons development area, including the area subject to the Annexation petition and the Suburban Propane property, within an RPC zoning category, as recommended by the Master Plan.

A zoning category of RPC is consistent and compatible with adjacent properties within the City as well as the properties within the County proposed for annexation. Further information has been provided in the form of the Preliminary Report (Attachment 1), which is required as part of the annexation petition.

Notification

Property owner notification is required for the public hearing of a sectional map amendment. Letters were sent to all property owners that own property within the amendment area and adjacent property owners. In addition, letters were sent to surrounding civic associations.

Recommendation

The change proposed is consistent with the approved Master Plan and consistent with the proposed annexation of 16.95 acres of land currently within Montgomery County jurisdiction. Staff feels that the unification of all the property associated with the proposed Twinbrook Commons development is desirable, and staff recommends approval of the Map Amendment.

Attachments

1. Aerial Photograph

2. Rockville Zoning Map With Boundaries of Project